

Minutes of Planning & Zoning Commission Meetings  
January 11, 2010 through December 13, 2010

**PLANNING AND ZONING COMMISSION  
REGULAR MEETING  
COUNCIL CHAMBERS, CITY HALL  
203 E. WHEATLAND ROAD  
JANUARY 11, 2010 @ 7:00 P.M.**

A regular meeting of the Planning and Zoning Commission was held on January 11, 2010, at 7:00 p.m., with a quorum present to wit:

Bill Crumpton	Chairman
Garret Lee	Vice Chairman
Bill Austin	Commissioner
Brad Caldwell	Commissioner
Todd Durant	Commissioner
Stephanie Johnson	Commissioner
Bryan Cooley	Commissioner

Vice Chairman Lee made a motion, seconded by Commissioner Durant, to approve the minutes of the regular meeting of November 9, 2009. The vote was unanimous, seven for.

A public hearing was held at the request of Duncanville Villages Ltd. and the City of Duncanville to amend the existing "PD" Planned Development Zoning consisting of a mix of Retail, Office, and Multi-Family uses on approximately 28.86 acres of land at the southeast corner of East Highway 67 and South Main Street, consisting of Lots 1A through 6A, Block A, Duncanville Villages, and Lot 1, Block 1, Main Street Plaza Addition, more commonly known as 106 through 270 East Highway 67 and 1940 South Main Street. Speaking in favor of the request was Mr. John Hood, 16919 Cole Road, Dallas, TX. No one spoke in opposition to the request.

Commissioner Johnson made a motion, seconded by Vice Chairman Lee, to close the public hearing. The vote was unanimous, 7 for.

Discussion followed.

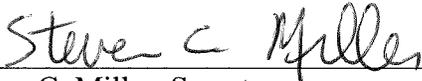
Commissioner Cooley made a motion, seconded by Commissioner Caldwell, to recommend to the City Council that the request of Duncanville Villages Ltd. and the City of Duncanville to amend the existing "PD" Planned Development Zoning Ordinance No. 1989 consisting of a mix of Retail, Office, and Multi-Family uses on approximately 28.86 acres of land at the southeast corner of East Highway 67 and South Main Street, consisting of Lots 1A through 6A, Block A, Duncanville Villages, and Lot 1, Block 1, Main Street Plaza Addition, more commonly known as 106 through 270 East Highway 67 and 1940 South Main Street, be approved subject to the following modifications:

3. Parking spaces shall be provided as follows:
  - 3.1 Minimum number of Multi-Family – 432 spaces;
  - 3.2 Minimum number of Local Retail/Restaurant/Office – 777 spaces.
5. Setbacks for main structures shall conform to the site plan, subject to the following minimums:
  - 5.1 Duncanville Villages (Retail/Restaurant/Fitness Facility/Office): Lots 1A, 2A, and 3A.
    - a. Front yard – 25 feet;
    - b. Side yard – 0 feet if adjacent to Retail, 25 feet if adjacent to Multi-Family;
    - c. Rear yard – 25 feet.
  - 5.2 Duncanville Villages (Multi-Family): Lots 4A and 6A
    - a. 14 feet from Lot 5A;
    - b. 60 feet from adjacent residential property line and subject to condition 6.2;
    - c. 10 foot side yards required for auxiliary buildings.
  - 5.3 Main Street Plaza Addition:
    - a. Front Yard – 25 feet;
    - b. Side Yard – 10 feet;
    - c. Rear Yard – 10 feet.
11. Screening between the Property (Lot 6A, Block A, Duncanville Villages) and existing residential areas shall be a Privet Hedge planted on three foot (3') centers to preserve and promote a natural living screen. Screening between Property (Lot 1, Block 1, Main Street Plaza Addition) and existing residential areas shall be a minimum 6-foot tall wood fence. Wood fence shall be of cedar material with metal posts.
16. All landscaping and irrigation shall conform to Article XIV-E of the Comprehensive Zoning Ordinance, with the exception of the following landscape buffers that are permitted:
  - 16.1 Front yard - 10 feet
  - 16.2 Rear yard with residential adjacency – 6.5 feet
20. Permissible Uses for Lots 1A, 2A, and 3A, Block A, Duncanville Villages:
  - 20.1 Office, Retail, Restaurant, Fitness Facility
  - 20.2 Lot 2 - A maximum of 20% Office use on first floor of the two story structure on Lot 2A may be allowed.
21. Permissible Uses/Requirements for Main Street Plaza Addition:
  - 21.1 Office, Retail, Restaurant
  - 21.2 Structure(s) must be architecturally compatible with structures on Lots 1A, 2A, 3A, Block A, Duncanville Villages.

and amended Site Plan (Exhibit B).

The vote was unanimous, seven for.

The meeting adjourned at 7:20 p.m.

  
 Steven C. Miller, Secretary

  
 Bill Crumpton, Chairman

**PLANNING AND ZONING COMMISSION  
REGULAR MEETING  
COUNCIL CHAMBERS, CITY HALL  
203 E. WHEATLAND ROAD  
JANUARY 25, 2010 @ 7:00 P.M.**

A regular meeting of the Planning and Zoning Commission was held on January 25, 2010, at 7:00 p.m., with a quorum present to wit:

Bill Crumpton	Chairman
Garret Lee	Vice Chairman
Bill Austin	Commissioner
Brad Caldwell	Commissioner
Todd Durant	Commissioner
Stephanie Johnson	Commissioner
Bryan Cooley	Commissioner

Commissioner Austin made a motion, seconded by Commissioner Johnson, to approve the minutes of the regular meeting of January 11, 2010. The vote was unanimous, seven for.

A public hearing was held at the request of Salehoun Family Limited Partnership (formerly known as Big Tex Ford), owner, to change the existing "GR" General Retail to "C-2" Heavy Commercial (Auto Dealer, Used Cars Only) on Lot 1, Block 1, Central Business Area 2nd Section and Tract 3, William Sprowls Survey, Abstract No. 1290, more commonly known as 813 and 815 East Camp Wisdom Road. Speaking in favor of the request was Mr. Bill Dickason, 3320 Blackburn, Dallas, TX. No one spoke in opposition to the request. Commissioner Durant made a motion, seconded by Commissioner Caldwell, to close the public hearing. The vote was unanimous, 7 for.

Discussion followed.

Commissioner Cooley made a motion, seconded by Commissioner Austin, to recommend to the City Council that the request of Salehoun Family Limited Partnership (formerly known as Big Tex Ford), owner, to change the existing zoning from "GR" (General Retail) to "C-2" (Heavy Commercial) Lot 1, Block 1, Central Business Area 2nd Section and Tract 3, William Sprowls Survey, Abstract No. 1290, more commonly known as 813 and 815 East Camp Wisdom Road, be approved.

The vote was 5 for, 2 against (Commissioner Caldwell and Commissioner Johnson).

A public hearing was held at the request of City of Duncanville, to receive comments and consider the appropriate zoning district on Tract 9, 0.571 Acres, Irwin Keasler Shopping Village, more commonly known as 319 West Camp Wisdom Road. No one spoke at the public hearing. Commissioner Johnson made a motion, seconded by Vice Chairman Lee, to close the public hearing. The vote was unanimous, 7 for.

Discussion followed.

Commissioner Durant made a motion, seconded by Commissioner Johnson, to recommend to the City Council that the zoning on Tract 9, 0.571 Acres, Irwin Keasler Shopping Village, more commonly known as 319 West Camp Wisdom Road, be changed to "LR-2" (Local Retail-2). The vote was unanimous, 7 for.

The meeting adjourned at 7:35 p.m.

  
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Steven C. Miller, Secretary

  
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Bill Crumpton, Chairman

**PLANNING AND ZONING COMMISSION  
REGULAR MEETING  
COUNCIL CHAMBERS, CITY HALL  
203 E. WHEATLAND ROAD  
MARCH 8, 2010 @ 7:00 P.M.**

A regular meeting of the Planning and Zoning Commission was held on March 8, 2010, at 7:00 p.m., with a quorum present to wit:

Bill Crumpton	Chairman	
Garret Lee	Vice Chairman	
Bill Austin	Commissioner	Absent
Brad Caldwell	Commissioner	
Todd Durant	Commissioner	Absent
Stephanie Johnson	Commissioner	
Bryan Cooley	Commissioner	

Commissioner Johnson made a motion, seconded by Vice-Chairman Lee, to approve the minutes of the regular meeting of January 25, 2010. The vote was five for, with Commissioners Austin and Durant absent.

A workshop was held to discuss possible revisions to Appendix A, Article XIII, Comprehensive Zoning Ordinance – Special Uses. The Commission discussed possible text change amendments concerning whether or not to include new and pre-owned car sale uses by Special Use Permit within various non-residential districts.

A workshop was held to discuss possible revisions to Appendix A, Article XXIII, Comprehensive Zoning Ordinance – Definitions. The Commission discussed possible text change amendments concerning definitions as they relate to new and pre-owned car sales.

The meeting adjourned at 7:45 p.m.

  
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Steven C. Miller, Secretary

  
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Bill Crumpton, Chairman

**PLANNING AND ZONING COMMISSION  
REGULAR MEETING  
COUNCIL CHAMBERS, CITY HALL  
203 E. WHEATLAND ROAD  
MARCH 22, 2010 @ 7:00 P.M.**

A regular meeting of the Planning and Zoning Commission was held on March 22, 2010, at 7:00 p.m., with a quorum present to wit:

Bill Crumpton	Chairman	
Garret Lee	Vice Chairman	
Bill Austin	Commissioner	Absent
Brad Caldwell	Commissioner	
Todd Durant	Commissioner	Absent
Stephanie Johnson	Commissioner	Absent
Bryan Cooley	Commissioner	

Vice Chairman Lee made a motion, seconded by Commissioner Cooley, to approve the minutes of the regular meeting of March 8, 2010. The vote was 4 for, with Commissioners Austin, Durant, and Johnson absent.

A public hearing was held, at the request of City of Duncanville, to receive comments and consider amendments to Appendix A, Article XIII, Special Uses of the Comprehensive Zoning Ordinance. No one spoke at the public hearing. Vice Chairman Lee made a motion, seconded by Commissioner Caldwell, to close the public hearing. The vote was 4 for, with Commissioners Austin, Durant, and Johnson absent.

Discussion followed.

Commissioner Cooley made a motion, seconded by Commissioner Caldwell, to recommend to the City Council that Appendix A, Article XIII, Special Uses, of the Comprehensive Zoning Ordinance, be amended to include the following:

Auto Dealers, New Cars Only with Incidental Used Car Sales, in the "LR-2" Local Retail-2, "GR" General Retail, and "I-2" Heavy Industrial Districts

Auto Dealers, Used Cars Only, in the "LR-2" Local Retail-2, "GR" General Retail, "C-1" Light Commercial, and "I-2" Heavy Industrial Districts

The vote was 4 for, with Commissioners Austin, Durant, and Johnson absent.

A public hearing was held, at the request of City of Duncanville, to receive comments and consider amendments to Appendix A, Article XXIII, Definitions, of the Comprehensive Zoning Ordinance. No one spoke at the public hearing. Commissioner Cooley made a motion, seconded by Vice Chairman Lee to close the public hearing. The vote was 4 for, with Commissioners Austin, Durant, and Johnson absent.

Discussion followed.

Commissioner Cooley made a motion, seconded by Commissioner Caldwell to recommend to the City Council that Appendix A, Article XXIII, Definitions, of the Comprehensive Zoning Ordinance, be amended to include the following:

Auto Dealer, New Cars: See Franchised Motor Vehicle Dealer.

Auto Dealer, Used Cars: See Pre-Owned and Used Motor Vehicle Dealer.

Franchised Motor Vehicle Dealer: a person engaged in the business of buying, selling, or exchanging new motor vehicles and/or trucks no greater than one and one-half (1-1/2) ton rating at an established and permanent place of business under a franchise in effect with a motor vehicle manufacturer or distributor.

Independent Motor Vehicle Dealer: a dealer other than a franchised motor vehicle dealer, an independent mobility motor vehicle dealer, or a wholesale motor vehicle dealer.

Motor Vehicle: any self-propelled vehicle used to transport persons or passengers and includes light truck (a motor vehicle of no greater than one and one-half (1-1/2) ton rating).

Pre-Owned and Used Motor Vehicle Dealer: a person who regularly and actively buys, sells, or exchanges pre-owned and used motor vehicles and/or trucks no greater than one and one-half (1-1/2) ton rating at an established and permanent location. The term includes an independent motor vehicle dealer and a wholesale motor vehicle dealer.

Wholesale Motor Vehicle Dealer: a dealer who sells motor vehicles only to a person who is: (1) the holder of a dealer's general distinguishing number; or (2) a foreign dealer authorized by a law of this state or interstate reciprocity agreement to purchase a vehicle in this state, without remitting the motor vehicle sales tax.

The vote was 4 for, with Commissioners Austin, Durant, and Johnson absent.

The meeting adjourned at 7:10 p.m.



Steven C. Miller, Secretary



Bill Crumpton, Chairman

**PLANNING AND ZONING COMMISSION  
REGULAR MEETING  
COUNCIL CHAMBERS, CITY HALL  
203 E. WHEATLAND ROAD  
APRIL 26, 2010 @ 7:00 P.M.**

A regular meeting of the Planning and Zoning Commission was held on April 26, 2010, at 7:00 p.m., with a quorum present to wit:

Bill Crumpton	Chairman	
Garret Lee	Vice Chairman	Absent
Bill Austin	Commissioner	Absent
Brad Caldwell	Commissioner	
Todd Durant	Commissioner	
Stephanie Johnson	Commissioner	
Bryan Cooley	Commissioner	

Commissioner Durant made a motion, seconded by Commissioner Johnson, to approve the minutes of the regular meeting of April 12, 2010. The vote was 5 for, with Vice Chairman Lee and Commissioner Austin absent.

A preliminary and final plat was submitted by The Assured Group for Lot 1, Block 1, Assured Highway 67 Addition, more commonly known as 303 East Highway 67. Commissioner Cooley made a motion, seconded by Commissioner Caldwell, to approve the plat as submitted. The vote was 5 for, with Vice Chairman Lee and Commissioner Austin absent.

The meeting adjourned at 7:06 p.m.



Steven C. Miller, Secretary



Bill Crumpton, Chairman

**PLANNING AND ZONING COMMISSION  
REGULAR MEETING  
COUNCIL CHAMBERS, CITY HALL  
203 E. WHEATLAND ROAD  
MAY 24, 2010 @ 7:00 P.M.**

A regular meeting of the Planning and Zoning Commission was held on May 24, 2010, at 7:00 p.m., with a quorum present to wit:

Bill Crumpton	Chairman
Garret Lee	Vice Chairman
Bill Austin	Commissioner
Brad Caldwell	Commissioner
Todd Durant	Commissioner
Stephanie Johnson	Commissioner
Bryan Cooley	Commissioner

Commissioner Johnson made a motion, seconded by Commissioner Cooley, to approve the minutes of the regular meeting of April 26, 2010. The vote was 6 for, with Commissioner Austin abstaining.

A public hearing was held at the request of Arthur Dougherty, to replat Lots 2 and 3, Block A, Crestview Addition, more commonly known as 1415 South Alexander Avenue. No one spoke in favor of the request. No one spoke in opposition of the request. Vice Chairman Lee made a motion, seconded by Commissioner Durant, to close the public hearing. The vote was unanimous, 7 for.

Discussion followed. Commissioner Cooley made a motion, seconded by Commissioner Austin, to approve the replat as submitted. The vote was unanimous, 7 for.

A public hearing was held at the request of Salehoun Family Limited Partnership, Southwest Kia Preowned (formerly known as Big Tex Ford), to amend the existing "GR" General Retail zoning to include a Special Use Permit to include Auto Dealers, Used Cars Only, on Lot 1, Block 1, Central Business Area 2nd Section and Tract 3, William Sprowls Survey, Abstract No. 1290, more commonly known as 813 and 815 East Camp Wisdom Road. Speaking in favor of the request was Bill Dickason, 3320 Blackburn, Dallas, Texas. No one spoke in opposition of the request.

Vice Chairman Lee made a motion, seconded by Commissioner Johnson, to close the public hearing. The vote was unanimous, 7 for.

Discussion followed. Commissioner Johnson made a motion, seconded by Commissioner Durant, to recommend to the City Council that the request of Salehoun Family Limited Partnership, Southwest Kia Preowned (formerly known as Big Tex Ford), owner, to amend the existing "GR" General Retail zoning to include a Special Use Permit to include Auto Dealers, Used Cars Only, on Lot 1, Block 1, Central Business Area 2nd Section and Tract 3, William Sprowls Survey, Abstract No. 1290, more commonly known as 813 and 815 East Camp Wisdom Road, be approved subject to the following conditions:

1. Property shall be developed and used in accordance with the site plan and be incorporated in the Ordinance.
2. The project shall meet all city and state regulations for building, fire codes, and accessibility.
3. The property at 813 East Camp Wisdom shall be platted into a single lot or replatted into Lot 1 (815 East Camp Wisdom), Block 1, Central Business Area, 2nd Section.
4. Car wash and quick service area may be used in conjunction with Used Car Sales operator. No space on the property may be sublet to any company, business, or outside parties.
5. No body or paint shop functions shall be permitted on the property.
6. No auto auction function shall be permitted on the property.
7. No auto repair function shall be permitted on the property.
8. No sales of light or heavy equipment shall be permitted on the property.
9. The Special Use Permit shall be granted for an initial five-year period with the option of three five-year renewals.

The vote was unanimous, 7 for.

The meeting adjourned at 7:25 p.m.



Steven C. Miller, Secretary



Bill Crumpton, Chairman

**PLANNING AND ZONING COMMISSION  
REGULAR MEETING  
COUNCIL CHAMBERS, CITY HALL  
203 E. WHEATLAND ROAD  
JUNE 14, 2010 @ 7:00 P.M.**

A regular meeting of the Planning and Zoning Commission was held on June 14, 2010, at 7:00 p.m., with a quorum present to wit:

Bill Crumpton	Chairman	
Garret Lee	Vice Chairman	
Bill Austin	Commissioner	Absent
Brad Caldwell	Commissioner	
Todd Durant	Commissioner	
Stephanie Johnson	Commissioner	
Bryan Cooley	Commissioner	Absent

Vice Chairman Lee made a motion, seconded by Commissioner Johnson, to approve the minutes of the regular meeting of May 24, 2010. The vote was 5 for, with Commissioners Austin and Cooley Absent.

A public hearing was held at the request of Rodney T. Owens, agent for PLN LTD., Laurenwood Nursing and Rehabilitation Center, to amend the Special Use Permit zoning by amending the site plan for the Laurenwood Nursing and Rehabilitation Center, on Lot 1, PLN Addition, more commonly known as 330 West Camp Wisdom Road. Speaking in favor of the request was Rodney T. Owens, 330 West Camp Wisdom Road, Duncanville, Texas. No one spoke in opposition of the request.

Commissioner Caldwell made a motion, seconded by Vice Chairman Lee, to close the public hearing. The vote was 5 for, with Commissioners Austin and Cooley absent.

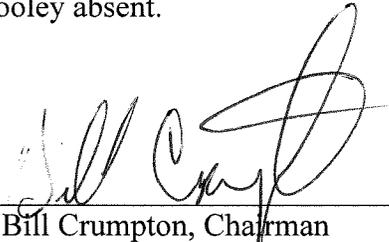
Discussion followed. Commissioner Johnson made a motion, seconded by Commissioner Durant, to recommend to the City Council that the existing Special Use Permit for a Convalescent Home be revoked and replaced with a new Special Use Permit for a Convalescent Home with an amended site plan, be located on Lot 1, PLN Addition, more commonly known as 330 West Camp Wisdom Road, and be approved subject to the following conditions:

1. The development of the property shall be in accordance with the terms of this ordinance and the approved site plan attached hereto as Exhibit "B" and made part hereof for all purposes;
2. Landscaping shall conform to Exhibit "B" and made part hereof for all purposes;
3. The development and use of the property shall meet all City and State. Regulations for Licensing, Building Codes, Fire Codes, and Accessibility;
4. The development and use of the property shall conform to Appendix A, Article XIV-K, Exterior Wall Coverings;
5. The development and use of the property shall conform to Chapter 12, Article XVII, Tree Preservation;
6. All paving shall be concrete and shall conform to City standards;
7. Minimum parking spaces shall be fifty-seven (57) spaces. [One (1) per resident room.]
8. All hardwood trees on the property shall be preserved;
9. All dumpsters shall be screened with a minimum six foot (6') masonry screening wall;
10. Exterior lighting shall not be obtrusive to abutting residential properties;
11. Conform to Article XIV-I Accessory Buildings; and
12. The number of future accessory buildings shall be limited to not more than 2.

The vote was 5 for, with Commissioners Austin and Cooley absent.

The meeting adjourned at 7:20 p.m.

  
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 Steven C. Miller, Secretary

  
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 Bill Crumpton, Chairman

**PLANNING AND ZONING COMMISSION  
REGULAR MEETING  
COUNCIL CHAMBERS, CITY HALL  
203 E. WHEATLAND ROAD  
JUNE 28, 2010 @ 7:00 P.M.**

A regular meeting of the Planning and Zoning Commission was held on June 28, 2010, at 7:00 p.m., with a quorum present to wit:

Bill Crumpton	Chairman	
Garret Lee	Vice Chairman	
Bill Austin	Commissioner	
Brad Caldwell	Commissioner	
Todd Durant	Commissioner	
Stephanie Johnson	Commissioner	
Bryan Cooley	Commissioner	Absent

Vice Chairman Lee made a motion, seconded by Commissioner Caldwell, to approve the minutes of the regular meeting of June 14, 2010. The vote was 5 for, with Commissioner Austin abstaining and Commissioner Cooley absent.

A request for site plan approval was submitted by Watermill Express and TSM Development, LLC, to place a water purification dispensing system on Lot 1, Kroger Addition, more commonly known as 317 East Camp Wisdom Road. Commissioner Durant made a motion, seconded by Commissioner Johnson, to approve the site plan as submitted. The vote was 6 for, with Commissioner Cooley absent.

A public hearing was held at the request of Banz Service Company, representing the estate of Arthur Dougherty, and Sean Francis, Soccer Plaza, to amend the existing Light Industrial "I-1" zoning to include a Specific Use Permit for a Commercial Amusement Indoor Sports Facility on Lot 2A, Block A, Crestview Addition, more commonly known as 1415 South Alexander Avenue. Speaking in favor of the request was Sean Francis of Soccer Plaza, 1415 South Alexander Avenue, Duncanville, Texas. No one spoke in opposition of the request.

Commissioner Caldwell made a motion, seconded by Vice Chairman Lee, to close the public hearing. The vote was 6 for, with Commissioner Cooley absent.

Discussion followed. Commissioner Durant made a motion, seconded by Commissioner Johnson, to recommend to the City Council that the existing Light Industrial "I-1" zoning be amended to include a Specific Use Permit for a Commercial Amusement Indoor Sports Facility, to be located on Lot 2A, Block A, Crestview Addition, more commonly known as 1415 South Alexander Avenue, be approved subject to the following conditions:

1. Property shall be developed in accordance with the site plan and be incorporated in the ordinance.
2. The project shall meet all city and state regulation for building, fire codes, and accessibility;
3. Minimum number of required parking spaces dedicated to this use shall be seventy-one (71) spaces;
4. Any food preparation shall be in accordance with all state and city requirements; and
5. Facility can operate seven (7) days per week.

Commissioner Austin made a motion amending the primary motion, seconded by Commissioner Caldwell, to add an additional condition to the primary motion to read:

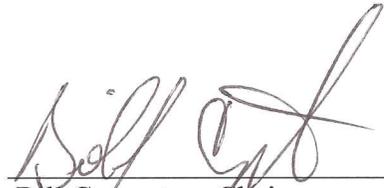
6. Any Texas Alcohol and Beverage Commission (TABC) licenses applied for this property shall be limited to beer and wine sales only.

The vote was 5 for with Commissioner Johnson against and Commissioner Cooley absent.

The vote on the primary motion, including the amended motion, was 6 for, with Commissioner Cooley absent.

The meeting adjourned at 8:00 p.m.

  
Steven C. Miller, Secretary

  
Bill Crumpton, Chairman

**PLANNING AND ZONING COMMISSION  
REGULAR MEETING  
COUNCIL CHAMBERS, CITY HALL  
203 E. WHEATLAND ROAD  
SEPTEMBER 27, 2010 @ 7:00 P.M.**

A regular meeting of the Planning and Zoning Commission was held on September 27, 2010, at 7:00 p.m., with a quorum present to wit:

Bill Crumpton	Chairman	
Garret Lee	Vice Chairman	Absent
Todd Durant	Commissioner	
Stephanie Johnson	Commissioner	
Dennis Schwartz	Commissioner	
Anthony Thomas	Commissioner	
Jeff Burton	Commissioner	

A joint training session with the Planning and Zoning Commission, Board of Adjustment, Sign Control Board and City Attorney was scheduled. The joint training session will be rescheduled as the City Attorney was unable to attend this meeting.

The Planning and Zoning Commission held an orientation to discuss the City of Duncanville Board and Commission Reference Book.

Commissioner Durant made a motion, seconded by Commissioner Johnson, to approve the minutes of the regular meeting of June 28, 2010. The vote was 3 for, with Commissioners Schwartz, Thomas, and Burton abstaining and Vice Chairman Lee absent.

A public hearing was held at the request of Pamela Foto-Dasabe of Ayisha LLC., to replat Lots 16 and 17, Block C, Crestview Addition, more commonly known as 608 and 612 Crestside Drive. No one spoke in favor of the request. No one spoke in opposition of the request.

Commissioner Johnson made a motion, seconded by Commissioner Thomas, to close the public hearing. The vote was 6 for, with Vice Chairman Lee absent.

Discussion followed. Commissioner Johnson made a motion, seconded by Commissioner Durant, to approve the replat as submitted. The vote was 6 for, with Vice Chairman Lee absent.

Commissioner Johnson made a motion to nominate Todd Durant as Chairman. There were no other nominations. The vote was 6 for to elect Todd Durant as Chairman, with Vice Chairman Lee absent.

Commissioner Thomas made a motion to nominate Anthony Thomas as Vice Chairman. There were no other nominations. The vote was 6 for to elect Anthony Thomas as Vice Chairman, with Vice Chairman Lee absent.

The meeting adjourned at 7:25 p.m.

  
Steven C. Miller, Secretary

  
Bill Crumpton, Chairman

**PLANNING AND ZONING COMMISSION  
REGULAR MEETING  
COUNCIL CHAMBERS, CITY HALL  
203 E. WHEATLAND ROAD  
OCTOBER 11, 2010 @ 7:00 P.M.**

A regular meeting of the Planning and Zoning Commission was held on October 11, 2010, at 7:00 p.m., with a quorum present to wit:

Todd Durant	Chairman
Anthony Thomas	Vice Chairman
Bill Crumpton	Commissioner
Garret Lee	Commissioner
Stephanie Johnson	Commissioner
Dennis Schwartz	Commissioner
Jeff Burton	Commissioner

A joint meeting was held with the Planning and Zoning Commission, Board of Adjustment, and Sign Control Board. Robert Hager, City Attorney, gave a legal briefing to the Board members and further explained the duties of being a Planning and Zoning Commissioner.

Commissioner Johnson made a motion, seconded by Commissioner Burton, to approve the minutes of the regular meeting of September 27, 2010. The vote was 6 for, with Commissioner Lee abstaining.

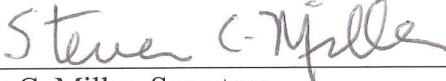
A public hearing was held at the request of Tom Ryan of Metroplex Toyota to change the existing "GR" General Retail zoning to "C-2" Heavy Commercial zoning on 1.1619 acres out of Tract 3.1, Robert F. Merrill Survey, Abstract No. 883, more commonly known as 730 East IH-20. Speaking in favor of the request was Tom Ryan, 1669 S. FM 740, Forney, Texas. No one spoke in opposition of the request.

Commissioner Johnson made a motion, seconded by Commissioner Lee, to close the public hearing. The vote was unanimous, 7 for.

Discussion followed. Vice Chairman Thomas made a motion, seconded by Commissioner Burton, to recommend to the City Council that the request of Tom Ryan of Metroplex Toyota to change the existing "GR" General Retail zoning to "C-2" Heavy Commercial zoning on 1.1619 acres out of Tract 3.1, Robert F. Merrill Survey, Abstract No. 883, more commonly known as 730 East IH-20, be approved.

The vote was 5 for, with Commissioners Crumpton and Schwartz against.

The meeting adjourned at 8:10 p.m.

  
Steven C. Miller, Secretary

  
Todd Durant, Chairman

**PLANNING AND ZONING COMMISSION  
REGULAR MEETING  
COUNCIL CHAMBERS, CITY HALL  
203 E. WHEATLAND ROAD  
OCTOBER 25, 2010 @ 7:00 P.M.**

A regular meeting of the Planning and Zoning Commission was held on October 25, 2010, at 7:00 p.m., with a quorum present to wit:

Todd Durant	Chairman	Absent
Anthony Thomas	Vice-Chairman	
Bill Crumpton	Commissioner	
Garret Lee	Commissioner	
Stephanie Johnson	Commissioner	
Dennis Schwartz	Commissioner	
Jeff Burton	Commissioner	

Commissioner Crumpton made a motion, seconded by Commissioner Johnson, to approve the minutes of the regular meeting of October 11, 2010. The vote was 6 for, with Commissioner Durant absent.

A public hearing was held at the request of James Harris of Justin Moving to change the existing "LR-2" Local Retail to "C-2" Heavy Commercial zoning on Tract 1, Block H, Hollywood Park Addition Section 2 Revised, more commonly known as 1018 E. Highway 67. Speaking in favor of the request were James Harris and Janet Harris, 402 Rock Rose Drive, Duncanville, Texas. No one spoke in opposition of the request.

Commissioner Schwartz made a motion, seconded by Commissioner Crumpton, to close the public hearing. The vote was 6 for, with Chairman Durant Absent.

Discussion followed. Commissioner Johnson made a motion, seconded by Commissioner Lee, to recommend to the City Council that the request of James Harris of Justin Moving to change the existing "LR-2" Local Retail to "C-2" Heavy Commercial zoning on Tract 1, Block H, Hollywood Park Addition Section 2 Revised, more commonly known as 1018 E. Highway 67, be approved.

The vote was 3 for, with Commissioners Schwartz, Crumpton, and Johnson against and Chairman Durant absent. The motion failed.

The meeting adjourned at 7:35 p.m.

  
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Steven C. Miller, Secretary

  
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Anthony Thomas, Vice-Chairman

**PLANNING AND ZONING COMMISSION  
REGULAR MEETING  
COUNCIL CHAMBERS, CITY HALL  
203 E. WHEATLAND ROAD  
NOVEMBER 8, 2010 @ 7:00 P.M.**

A regular meeting of the Planning and Zoning Commission was held on November 8, 2010, at 7:00 p.m., with a quorum present to wit:

Todd Durant	Chairman
Anthony Thomas	Vice-Chairman
Bill Crumpton	Commissioner
Garret Lee	Commissioner
Stephanie Johnson	Commissioner
Dennis Schwartz	Commissioner
Jeff Burton	Commissioner

Vice-Chairman Thomas made a motion, seconded by Commissioner Schwartz, to approve the minutes of the regular meeting of October 25, 2010. The vote was 6 for, with Chairman Durant abstaining.

A public hearing was held at the request of Salehoun Family Limited Partnership to replat Lot 1, Block 1, Second Section Central Business Area and a 1.5657 Acre Tract out of William Sprowls Survey, Abstract No. 1290, more commonly known as 813 and 815 East Camp Wisdom Road. No one spoke in favor or opposition of the request.

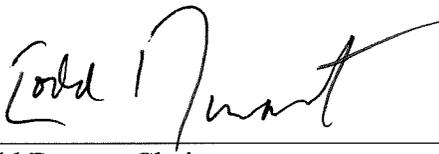
Commissioner Crumpton made a motion, seconded by Commissioner Johnson, to close the public hearing. The vote was unanimous, 7 for.

Discussion followed. Commissioner Schwartz made a motion, seconded by Commissioner Crumpton, to approve the replat as submitted.

The vote was unanimous, 7 for.

The meeting adjourned at 7:05 p.m.

  
Mike Brownlee, Acting Secretary

  
Todd Durant, Chairman

**PLANNING AND ZONING COMMISSION  
REGULAR MEETING  
COUNCIL CHAMBERS, CITY HALL  
203 E. WHEATLAND ROAD  
DECEMBER 13, 2010 @ 7:00 P.M.**

A regular meeting of the Planning and Zoning Commission was held on December 13, 2010, at 7:00 p.m., with a quorum present to wit:

Todd Durant	Chairman	
Anthony Thomas	Vice-Chairman	
Bill Crumpton	Commissioner	Absent
Garret Lee	Commissioner	
Stephanie Johnson	Commissioner	Absent
Dennis Schwartz	Commissioner	
Jeff Burton	Commissioner	

Commissioner Schwartz made a motion, seconded by Commissioner Lee, to approve the minutes of the regular meeting of November 8, 2010. The vote was 5 for, with Commissioners Crumpton and Johnson absent.

A preliminary and final plat was submitted by the Canaan Baptist Church for the Canaan Baptist Church Addition, more commonly known as 302 West Camp Wisdom Road. Vice-Chairman Thomas made a motion, seconded by Commissioner Lee, to approve the plat as submitted. The vote was 5 for, with Commissioners Crumpton and Johnson absent.

A joint meeting was held with the City Council and Planning and Zoning Commission to discuss the City Council's vision and work plan for FY 10-11.

Discussion was held regarding: measures to reduce crime; foothold of Mexican Cartel; recent police department arrests pertaining to drug activities; use of Asset Forfeiture funds; recent quarterly public safety report provided by Police Chief Robert Brown; graffiti removal program; the city aggressively removes graffiti to help reduce the problem; recent zoning cases involving spot zoning; two highway corridors; consistency in decisions; possible uses for former Toyota dealership location on I-20; surrounding blighted areas in Dallas; and Smart Meters. The City Council thanked the board members for their service.

The Planning and Zoning Committee then continued their regularly scheduled meeting.

A public hearing was held at the request of the City of Duncanville to amend or revoke Ordinance No. 2115, "SU" – Special Use Permit (Auto Dealers, Used Cars Only) on Lot 1, Block 1, Central Business Area 2nd Section and Tract 3, William Sprowls Survey, Abstract No. 1290, more commonly known as 813 and 815 East Camp Wisdom Road. No one spoke in favor of the request. No one spoke in opposition of the request.

Commissioner Schwartz made a motion, seconded by Commissioner Lee, to close the public hearing. The vote was 5 for, with Commissioners Crumpton and Johnson Absent.

Discussion followed. Commissioner Schwartz made a motion, seconded by Commissioner Burton, to recommend to the City Council that Ordinance No. 2115, "SU" – Special Use Permit (Auto Dealers, Used Cars Only) on Lot 1, Block 1, Central Business Area 2nd Section and Tract

3, William Sprowls Survey, Abstract No. 1290, more commonly known as 813 and 815 East Camp Wisdom Road, be revoked.

The vote was 5 for, with Commissioners Crumpton and Johnson absent.

A public hearing was held at the request of Van Nguyen, representing the Maitreya Buddha Meditation Center, to amend the existing Heavy Commercial "C-2" Zoning to include a Special Use Permit for a Religious Institution (Buddha Meditation Center), on Lots 17 and 18, Block 3, Woodhaven Addition, more commonly known as 310 East Red Bird Lane. Khamlor Boulyaphonh, 205 East Main Street, Richardson, Texas, and Van Nguyen, 40 Lucian Lane, Keller, Texas, spoke in favor of the request. No one spoke in opposition of the request.

Commissioner Burton made a motion, seconded by Vice-Chairman Thomas, to close the public hearing. The vote was 5 for, with Commissioners Crumpton and Johnson Absent.

Discussion followed. Commissioner Schwartz made a motion, seconded by Commissioner Lee, to recommend to the City Council that the request of Van Nguyen, representing the Maitreya Buddha Meditation Center, to amend the existing Heavy Commercial "C-2" Zoning to include a Special Use Permit for a Religious Institution (Buddha Meditation Center), on Lots 17 and 18, Block 3, Woodhaven Addition, more commonly known as 310 East Red Bird Lane, be approved subject to the following conditions:

1. Property shall be developed and used in accordance with the site plan and be incorporated in the Ordinance.
2. The project shall meet all city, state, and federal regulations for building, fire codes, and accessibility.
3. Lots 17 and 18, Block 3, Woodhaven Addition, shall be platted into one lot.
4. Off-street parking shall, at a minimum, conform with the requirements set forth in Appendix A, Article XIV-D, Off-Street Parking and Loading Requirements (for this property 44 spaces). All paving shall be concrete, in conformance with City regulations.
5. The project and property shall conform to Chapter 12, Article XVII, Tree Preservation.
6. The project and property shall conform to Appendix A, Article XIV-E, Landscape Requirements, including irrigation and freeze/rain sensors.
7. The Special Use Permit shall be granted for an initial three-year period with the option of three five-year renewals.

The vote was 5 for, with Commissioners Crumpton and Johnson absent.

The meeting adjourned at 8:45 p.m.

  
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 Steven C. Miller, Secretary

  
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 Todd Durant, Chairman